

IN RE: PETITION FOR ADMINISTRATIVE \* BEFORE THE  
ZONING VARIANCE  
W/S Tameron Place, 260 ft. W \* ZONING COMMISSIONER  
of c/l Wilenoak Court  
10 Tameron Place \* OF BALTIMORE COUNTY  
14th Election District  
6th Councilmanic District \* Case No. 95-89-A  
Angela M. Stevens  
Petitioner

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Angela M. Stevens for that property known as 10 Tameron Place in the Goldenwood subdivision of Baltimore County. The Petitioner herein seeks a variance from Sections 1B02.2.C.2.a. and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 12 ft. tract boundary setback, in lieu of the minimum 26.25 ft. and the previously approved 18 ft. for a deck; and to amend the Final Development Plan at Goldenwood. All as more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship

ORDER RECEIVED FOR FILING

Date

By

10/17/98  
M. G. G. G.

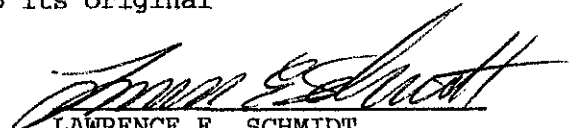
MICROFILMED

upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 17<sup>th</sup> day of October, 1994 that the Petition for a Zoning Variance from Sections 1B02.2.C.2.a. and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 12 ft. tract boundary setback, in lieu of the minimum 26.25 ft. and the previously approved 18 ft. for a deck; and to amend the Final Development Plan at Goldenwood, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

  
LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

LES:mmn

ORDER RECEIVED FOR FILING  
Date: 10/17/94  
By: [Signature]

MICROFILMED

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

October 17, 1994

Ms. Angela M. Stevens  
10 Tameron Place  
Baltimore, Maryland 21237

RE: Petition for Administrative Zoning Variance  
Case No. 95-89-A  
Property: 10 Tameron Place

Dear Ms. Stevens:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
encl.





# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 10 Tamerdon Place  
which is presently zoned PR3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1 B01.2.C.2.a (V.B.5.a.) and 301.1A. to permit a 12' tract boundary setback in lieu of the minimum 26.25' and the previously approved 18' and amend the FDP of "Goldenwood".

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Due to the basement walkout on the back of my home, I can only build along approximately half the width of the home. Therefore, in order to build a deck of any useful or enjoyable size, I am forced to build out towards my back property line. I am requesting a variance to allow me to build 12' from the rear property line in order to construct a deck 20' long with an additional 3' for steps.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

10 Tamerdon Place 391-1735  
Address Phone No.

Baltimore MD 21237  
City State Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_ day of \_\_\_, 19\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: MDK

DATE: 9/8/94

ESTIMATED POSTING DATE: 9/18/94

Printed with Soybean Ink  
on Recycled Paper

ITEM #: 98

# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 10 Tameron Place  
address  
Baltimore, MD 21237  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

Due to the basement walk-out on the back of my home, I can only build along approximately half the width of the home. Therefore, in order to build a deck of any useful or enjoyable size, I am forced to build out towards my back property line. I am requesting a variance to allow me to build 12' from the rear property line in order to construct a deck 20' long with an additional 3' for steps.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Angela Stevens  
(signature)  
Angela Stevens  
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30 day of August, 19 94, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Angela Stevens

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

8/30/94  
date

D L Bul  
NOTARY PUBLIC

My Commission Expires:

Oct 1, 1995

95-89-A

Beginning on the west side of Tameron Place, 40 feet wide, at the distance of 260 feet west of the centerline of Wilen oak Ct. Being Lot 29 of the Subdivision of "Goldenwood", Plat Book 59, Folio 63. Also known as 10 Tameron Place containing .0689 acres in the 14th Election District.

MICROFILMED

#98

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

95-89-A

District 14th

Date of Posting 9/17/94

Posted for: Variance

Petitioner: Angela Storoz

Location of property: 10 Tamara Place, W/S

Location of Signs: Facing roadway, on property being zoned

Remarks:

Posted by M. Tecky  
Signature

Date of return: 9/23/94

Number of Signs: 1

RECEIVED





Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt  
95-89-A

Account: R-001-6150

Number

Item: 98

Taken In By: MDR

Date 9/8/94

Stevens, Angela - 10 Tarneron Place

010 - Res. Variance - \$ 50.00  
040 - Res. Sp. Hearing - \$ 50.00  
080 - 1 sign - \$ 35.00

Total - \$135.00

MICROFILMED

01A01B0446MICHR

BA 0002:35PM07-09-94

\$135.00

Please Make Checks Payable To: Baltimore County

Cashier Validation



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 98

Petitioner: Angela Stevens

Location: 10 Tameron Place

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Angela Stevens

ADDRESS: 10 Tameron Place

Baltimore, MD. 21237

PHONE NUMBER: 391-1735

AJ:ggs

(Revised 04/09/93)



APPROVED

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

September 16, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Angela M. Stevens  
10 Tameron Place  
Baltimore, Maryland 21237

Re: CASE NUMBER: 95-89-A (Item 98)  
10 Tameron Place  
W/S Tameron Place, 260' W of c/l Wilenoak Court  
14th Election District - 6th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before September 18, 1994. The closing date (October 3, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon  
Director

RECORDED



Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

Angela M. Stevens  
10 Tameron Place  
Baltimore, Maryland 21237

SEP. 28 1994

RE: Item No. 98, Case No. 95-89A  
Petitioner: Stevens

Dear Petitioner:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on September 8 1994 and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- 1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.
- 2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.
- 3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,  
*W. Carl Richards, Jr.*

W. Carl Richards, Jr.  
Zoning Supervisor

WCR:jaw

MICROFILMED



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: ZADM *Joyce Watson*  
FROM: DEPRM  
Development Coordination  
SUBJECT: Zoning Advisory Committee  
Agenda: *Sept. 19*

DATE: *9/22/94*

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: *90*

*95*

*96*

*97*

*[Redacted]*

*99*

*88*

*95.89.A*

SEP. 28 1994

LS:sp

LETTY2/DEPRM/TXTSBP

MICROFILMED



**Maryland Department of Transportation**  
**State Highway Administration**

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

9-14-94

Ms. Julie Winiarski  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: \* 98 (MJK)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*

*for* David Ramsey, Acting Chief  
Engineering Access Permits  
Division

BS/

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RECEIVED

BALTIMORE COUNTY, MARYLAND  
Interoffice Correspondence

TO: Arnold Jablon, Director      DATE: September 26, 1994  
Zoning Administration and Development Management

FROM: *PWB* Robert W. Bowling, P.E., Chief  
Developers Engineering Section

SUBJECT: Zoning Advisory Committee Meeting  
for September 26, 1994  
Items 90, 91, 93, 94, 95, 97, 98 and 99

The Developers Engineering Section has reviewed  
the zoning items for the subject meeting and we have  
no comments.

RWB:sw

SEP. 28 1994

*RECEIVED*

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: 09/22/94

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RECEIVED  
SEP 26 1994

ZADM

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 88, 90, 94, 95, 97,  
98 AND 99.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

MICROFILMED



Printed with Soybean Ink  
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: September 15, 1994

FROM: Pat Keller, Director  
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 90, 93, 94, 95, 96, 97, 98 and 99.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Carol L. Kerns

PK/JL:lw

# 98

10/3/94

To Whom It May Concern,

Prior to notification by building inspector Mr. Bob Jones, I was under the misconception that a building permit was not required for a deck in my Backyard.

After this was brought to my attention, I attempted to apply for a permit in order to finish my deck that is now 90% complete. I was told by the office of permits & licenses that a variance would need to be issued before I could apply for a permit.

I have been in contact with all of my neighbors and all have stated that they have no objections to the length of my deck.

The deck is built to Barto County code but needs steps to be complete.

I ask that you please grant this variance so that I may have all work completed before the weather gets too cold outside.

Thank you,

Angela Adams

MICROFILMED

Frank and Monica Schieter  
2 Tameron Place  
Baltimore, Maryland 21237  
410-686 8543

AV  
C.D. / 10/2/94

Zoning Office  
Commissioner Schmidt

RE: Case Number 95-89A  
Variance Zoning for Goldenwood (Rosedale area)  
Address: 10 Tameron Place

Good Morning,

We are writing in response to a sign that is posted in our section of townhouses in the community of Goldenwood. Our house is located at the opposite end of group of the same set of townhouses where the additions have been built.

We are very concerned about these additions to the property located at 10 Tameron Place for several reasons.

1. The owners built the fence all the way out to where there are trees that divide our homes from the community next to ours. This leaves only our property (end of the townhouses) for access to the "inner" townhouses of the group for service/repair personnel, recreation, outside lawn care, etc. Also if there is an emergency, the access from that side is blocked.
2. According to the information that we have, the deck that they built goes beyond what is allowed.
3. We also question the fact that this might hinder the salability of our home.
4. At settlement we were given the "rules" of the community. Being the first to settle and occupy a townhouse in our community, we have held off doing any outside additions to our home (to get a consensus from the community). There is a Homeowners Association, which we pay due to each quarter, but the association has not been activated yet because not all the homes are occupied. It is our understanding that the Association will govern what can and cannot be done in our community.

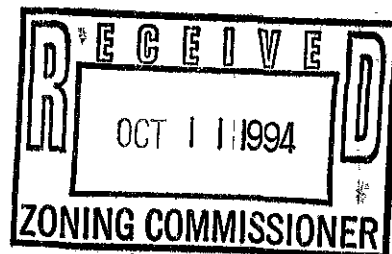
We were not told or notified of their deck or fence being built, it would have been nice if there at least was a meeting of those who are currently in our community prior to any building being done.

Thank You for your time, if you need further information, please do not hesitate to call us.

MICROFILMED

## Fax Cover Letter

Date: 10/11/94

TO: Balto County Zoning  
Attn: Commissioner Schmidt

From Angel Stevens

Re. Case #: 95-89A

Number of Pages: 2

Commissioner Schmidt,

I have enclosed one of the two letters from neighbors that I need. When meeting with Frank & Monica Schiefer, I learned that their concern was with my fence and not my deck. I hope I am able to get the other letter needed soon, if not I will call to schedule a hearing date with your office.

Thank you for taking the time to speak with me today. I greatly appreciate all of your help.

Sincerely,  
Angel Stevens

MICROFILMED

Frank and Monica Schiefer  
2 Tameron Place  
Baltimore, Maryland 21237  
410-686-8543  
October 10, 1994

Zoning Office  
Commissioner Schmidt

RE: Case Number 95-89A  
Variance Zoning for Goldenwood (Rosedale area)  
Address: 10 Tameron Place

Hello again!

This letter is in response to our letter faxed to you on October 7th. In reference to a sign that is posted in our section of townhouses in the community of Goldenwood.

Angel Stevens came and talked with us Friday (10/7) night. She assured us that they had only the best intentions in mind for the entire community. She told us that the fence that they have put up is five feet from their property line according to a surveyor's post that was there from a previous situation. We accepted her word. At this point in time we are comfortable that all rules were considered when they built their fence and deck.

Thank You for your time, again if you need further information, please do not hesitate to call us.

MICROFILMED

DATE 10/10/94

FROM: [illegible] County Sheriff

TO: [illegible] Sheriff

FROM: [illegible] Sheriff

RE: [illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

MICROFILMED

10/17/94

~~A-FOLE~~

SECRET

CONFIDENTIAL

CONFIDENTIAL

CONFIDENTIAL

CONFIDENTIAL

CONFIDENTIAL

CONFIDENTIAL

MICROFILMED

EXTENSION

SECRET

THURSDAY, OCTOBER 10, 1968  
Baltimore, Maryland 21201  
410 636-8543  
October 10, 1968

Working Office  
American Telephone

Re: Case #100-93-87A  
Telephone Survey for Goldwater (Personal Area)  
Address: Duquesne Place

Dear Sir:

This letter is in response to our letter faxed to you on October 7, 1968. It references a sign that is located in our section of the community in the vicinity of Goldwater.

Agent W. V. V. and I talked with you Friday (10/7) about the sign. He stated that they had only the best intentions in mind for the entire community. He told us that the fence that they have put up is to keep the dogs from the property line according to a surveyor's report that was there from a previous situation. He accepted her word. At this point in time we are comfortable that all rules will be considered when they build their house and dog.

Thank you very much for the information. If you need further information, please do not hesitate to call us.

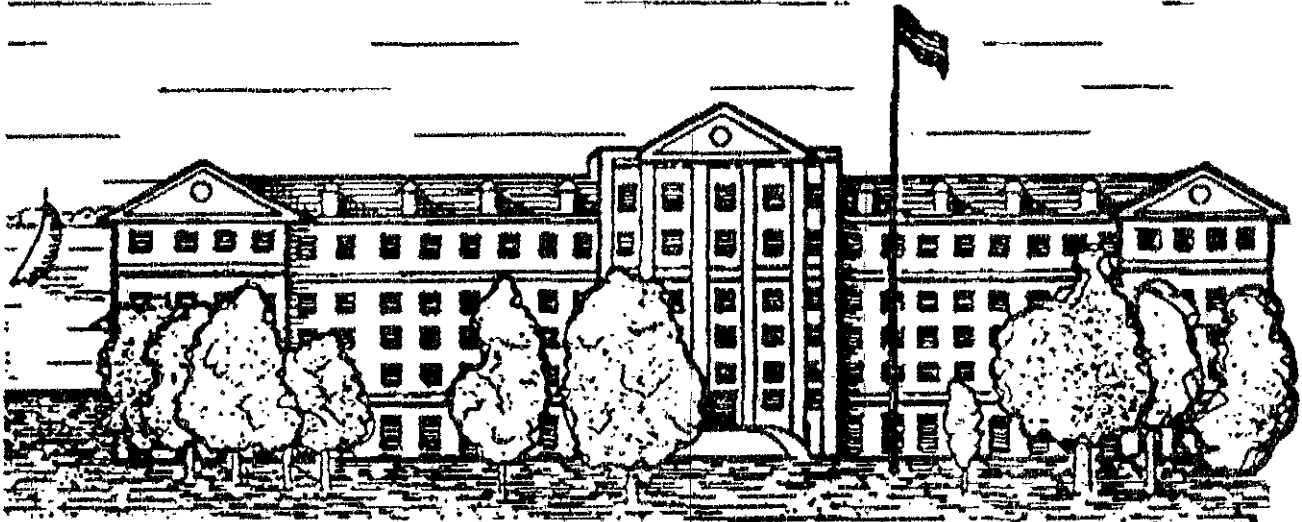
 Department of Veterans Affairs

## VHA FAX TRANSMITTAL

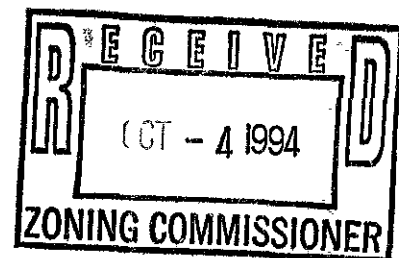
This transmission is intended only for the use of the person or office to whom it is addressed and may contain information that is privileged, confidential, or protected by law.

All others are hereby notified that receipt of this message does not waive any applicable privilege or exemption from disclosure and that any dissemination, distribution, or copying of this communication is prohibited.

If you have received this communication in error, please notify us immediately at the telephone number shown below. Thank you.



Department of Veterans Affairs  
Medical Center (566)  
Fort Howard, Maryland 21052



FAX # 887-3468

TO: LAWRENCE SCHMIDT ZONING COMMISSIONER	FAX NUMBER <input type="checkbox"/> FTS <input checked="" type="checkbox"/> COMMERCIAL (410) 687-8960	DATE 10/4/94	NO. PAGES ATTACHED 2
SUBJECT: VARIANCE ZONING - GOLDENWOOD			
FROM: ALEECE HENDERSON ASSISTANT CHIEF NURSE	TELEPHONE NUMBER <input checked="" type="checkbox"/> FTS <input checked="" type="checkbox"/> COMMERCIAL Home # 687-7562.		



## A NOTE

FROM  
FLEECE HENDERSON, R.N.

October 4, 1994

Regarding Case # 95-89A  
Variance Zoning - Goldenwood

Dear Commissioner Schmidt,

This letter is being written in response to a petition for a variance zoning at Goldenwood Homes, specifically for homeowners at # 10 Tameron to have an extended deck and to disallow the five foot easement as per that Development's covenants.

Unfortunately a letter written in protest of this and mailed out September 28 had not reached your office as of this morning and whether or not it may effect the outcome of the petition I want you to be aware that not all the neighbors are in approval of this requested variance.

I reside at # 6 Tameron, an inside townhome. I will be affected by the change in that it will alter my lifestyle. Currently I must carry a weeks worth of garbage, or lawn matter up through one level of my house in order to access my front yard or front of house. The fence and encroachment beyond the easement puts the fence of # 10 Tamera



EXTENSION 8480/8489

BUILDING 51

ROOM 2238

MICROFILMED





# A NOTE



FROM  
GLEECE HENDERSON, R.N.

directly onto a tree line. I have no direct access out of the back area without either travelling and trespassing on my back neighbor in order to get to the front of the units or, at least at present, go the neighbors on the opposite end of the units - or as am presently done, go through my own home.

In a brief summary I am opposed to these variances because of the following reasons:

① Access/exits are limited and I feel will present safety issues - i.e. with access from fire/ambulance. Also service personnel such as cable or repairmen or delivery men access is limited. This in itself has effect on future salability of the unit.

② The neighborhood is new, and there is no quorum of input since we do not have an active homeowners association, and this change may not be agreed upon by all.

③ The oversized deck presents issues of noise and privacy.

I request that you please consider this letter as you review this case. I would also appreciate a copy of the order when it is written.



Sincerely yours, EXTENSION 8480

Gleecce G. Henderson  
BOLTON 51  
ROOM 2238

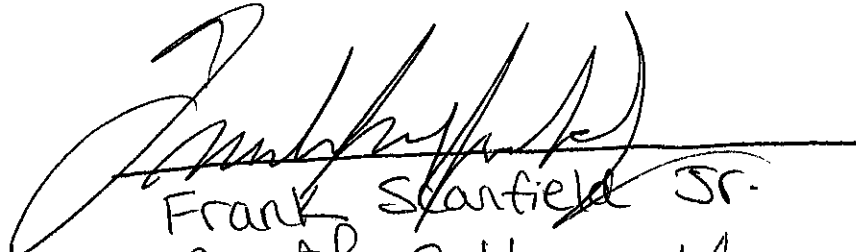


RECEIVED

8/31/94

To Whom It May Concern,

As developer of Goldenwood & owner of 8 Tameron Place, I have no objections to Angela Stevens in applying for and being granted a variance so that she may build a deck.

  
Frank Scanfield Sr.  
Agent for Goldenwood Association

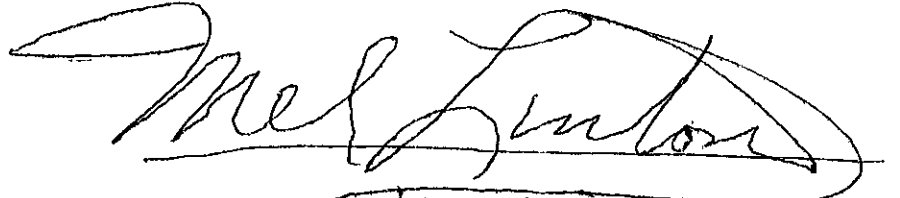
RECEIVED

#98

8/31/94

To Whom It May Concern,

As owner of 12 Tameron Place,  
I have no objections to Angela Stevens  
~~For~~ Being granted a variance so that  
She may build a deck.

  
Mel Linton

---

RECEIVED

#98

8/31/94

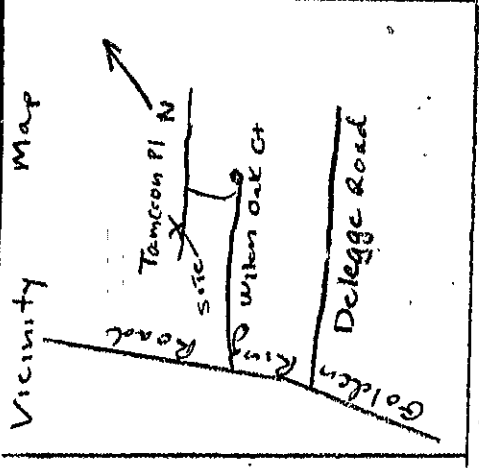
To Whom it may Concern,

I am currently under contract waiting to settle on 14 Tammerson Place and have no objections to Angela Stevens being granted a varience in order to build a deck.

Mary Catherine Borboi  
Mary Catherine Borboi

MICROFILMED

#98



Lot Number : 29  
Block/Section : -  
Plat Reference : Book : 59 Page : 63  
Title of Plat : First Amended Plat of Goldenwood

Site is not within Critical Area  
Zoning DR 3.0.5

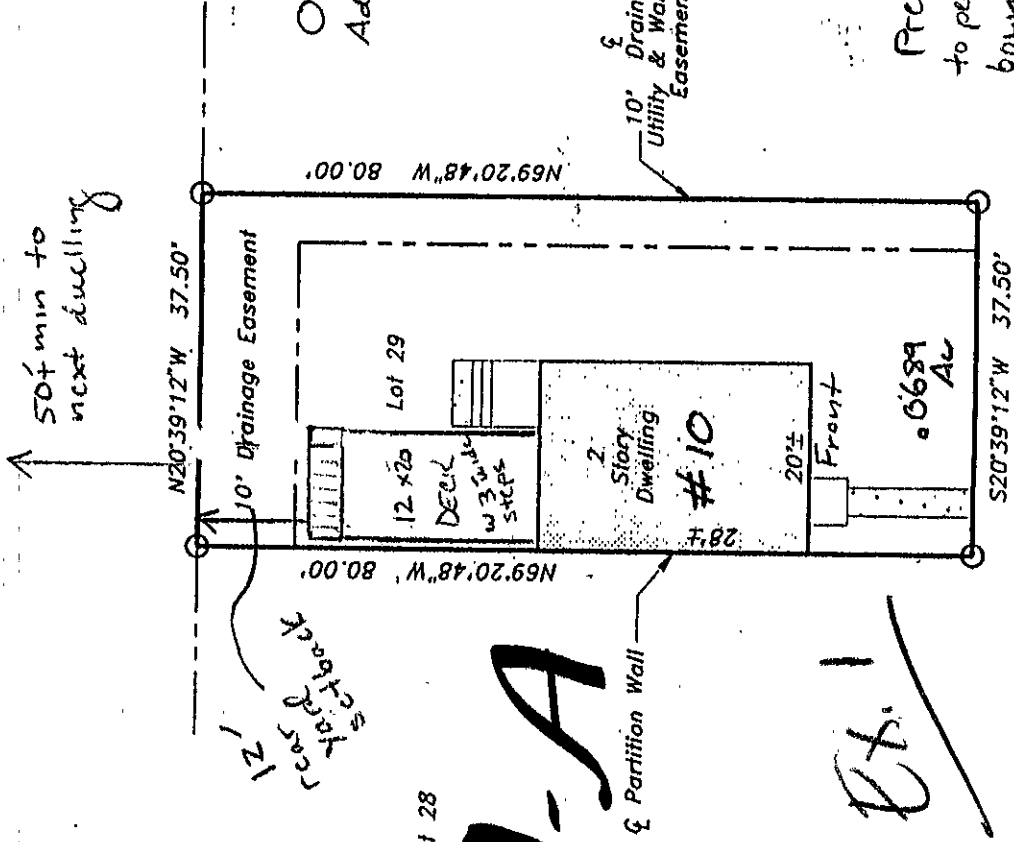
Public utilities located within Tameron Place R/W

Owner: Angela M. Stevens  
Address: 10 Tameron Place

Lot 30 Election District 14  
Councilman District 6

1" = 200' Zoning - NE 4F map

Previous Zoning Hearing: 93-166A  
to permit 30' window to tract boundary + 18' projection to tract boundary for Lots 25-45



95-89-A

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE DWELLING SHOWN ON THIS DRAWING ON THE PROPERTY KNOWN AS 10 TAMERON PLACE

BALTIMORE-COUNTY, MARYLAND

LIES WITHIN THE LOT LINES SHOWN AS COMPILED FROM TITLE OR OTHER SOURCES. OTHER IMPROVEMENTS SHOWN ARE FOR PICTORIAL PURPOSES ONLY. THIS DRAWING IS NOT A BOUNDARY SURVEY AND HAS BEEN PREPARED EXCLUSIVELY FOR TITLE PURPOSES ONLY.

Larry J. Hastings 1/14/94

RUXTON DESIGN CORPORATION

8422 BELLONA LANE

TOWSON, MARYLAND 21204

(410) 823-5000

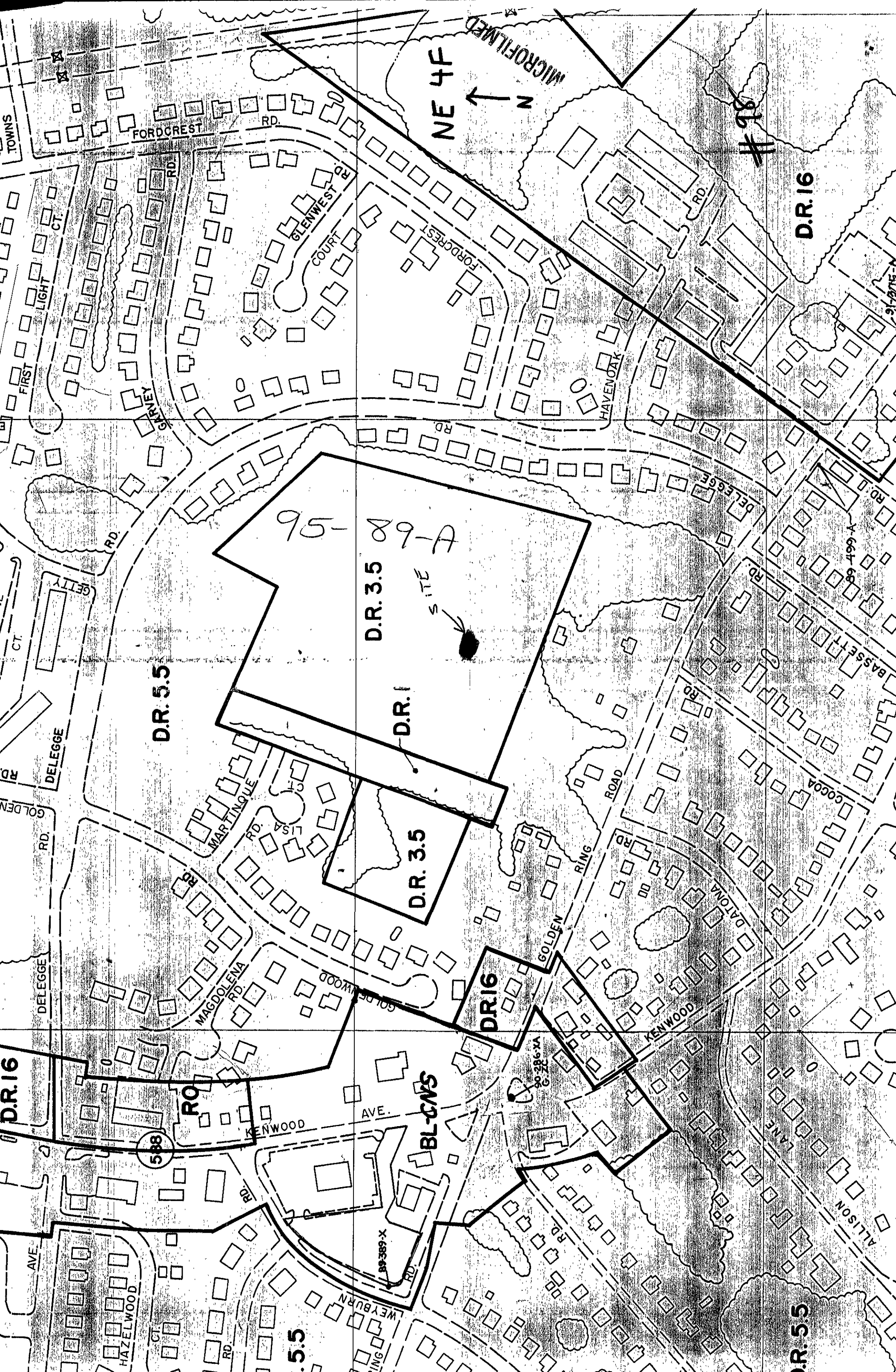
SCALE: 1" = 20'

TAMERON PLACE  
40' R/W  
Variance Site Plan

#98

Property Lies in Flood Zone C





IN RE: PETITION FOR ADMINISTRATIVE ZONING VARIANCE  
W/S Tameron Place, 260 ft. W of c/l Wilenok Court  
10 Tameron Place  
14th Election District  
6th Councilmanic District  
Angela M. Stevens  
Petitioner

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 95-89-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Angela M. Stevens for that property known as 10 Tameron Place in the Goldenwood subdivision of Baltimore County. The Petitioner herein seeks a variance from Sections 1802.2.C.2.a. and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 12 ft. tract boundary setback, in lieu of the minimum 26.25 ft. and the previously approved 18 ft. for a deck; and to amend the Final Development Plan at Goldenwood. All as more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship

upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 17th day of October, 1994 that the Petition for a Zoning Variance from Sections 1802.2.C.2.a. and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 12 ft. tract boundary setback, in lieu of the minimum 26.25 ft. and the previously approved 18 ft. for a deck; and to amend the Final Development Plan at Goldenwood, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

LES:mmm

-2-

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

October 17, 1994

Ms. Angela M. Stevens  
10 Tameron Place  
Baltimore, Maryland 21237

RE: Petition for Administrative Zoning Variance  
Case No. 95-89-A  
Property: 10 Tameron Place

Dear Ms. Stevens:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT  
Zoning Commissioner

LES:mmm  
encl.



## Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 10 Tameron Place  
which is presently zoned R-3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1801.2.C.2.a (V.B. 5.a.) and 301.1.A. to permit a 12' tract boundary setback in lieu of the minimum 26.25' and the previously approved 18' and amend the FDP at "Goldenwood".

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) Due to the easement located on the back of my house, I can only build along approximately half the width of the house. Therefore, in order to build a deck of any depth or enjoyable size, I am forced to build out towards my back property line. I am requesting a variance to allow me to build 12' from the rear property line in order to construct a deck 20' long with an additional 3' for steps.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact: Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zip Code

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zip Code

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 17th day of October, 1994, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be posted.

Zoning Commissioner of Baltimore County

REVIEWED BY: JES DATE: 9/5/94

ESTIMATED POSTING DATE: 9/13/94

Printed on Recycled Paper

ITEM #: 98

## Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/does presently reside at 10 Tameron Place

Baltimore MD 21237

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (Indicate hardship or practical difficulty)

Due to the easement walk-out on the back of my house, I can only build along approximately half the width of the house. Therefore, in order to build a deck of any depth or enjoyable size, I am forced to build out towards my back property line. I am requesting a variance to allow me to build 12' from the rear property line in order to construct a deck 20' long with an additional 3' for steps.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a repasting and advertising fee and may be required to provide additional information.

Angela Stevens

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30th day of August, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Angela Stevens

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal

8/30/94

My Commission Expires: Oct 1, 1995

95-89-A  
Beginning on the west side of Tameron Place, 40 feet wide, at the distance of 260 feet west of the centerline of Wilenok Ct. Being Lot 29 of the Subdivision of "Goldenwood", Plat Book 59, Folio 63. Also known as 10 Tameron Place containing .0689 acres in the 14th Election District.

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 14th Date of Posting: 9/11/94

Posted for: Variance

Petitioner: Angela Stevens

Location of property: 10 Tameron Place, MD

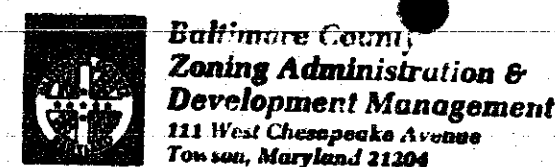
Location of Sign: Facing rear yard on property being posted

Remarks:

Posted by: Angela Stevens

Number of Signs: 1

Date of return: 9/13/94



Baltimore County  
Zoning Administration &  
Development Management  
218 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R-001-6190

Number

Item: 98

Taken In By: JES

Date: 9/8/94

Stevens, Angela - 10 Tameron Place

010 - Res Variance - \$50.00

040 - Res Sp. Hearing - \$50.00

080 - 1 sign - \$35.00

Total - \$135.00

01A0180446H1CHRC  
\$4.00 2135PM09-08-94 \$135.00  
Please Make Checks Payable To: Baltimore County

Cashier Validation

111 West Chesapeake Avenue  
Towson, MD 21204

Baltimore County Government  
Office of Zoning Administration  
and Development Management



(410) 887-3353

## ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Arnold Jablon, Director

For newspaper advertising:

Item No.: 98

Petitioner: Angela Stevens

Location: 10 Tameron Place

PLEASE FORWARD ADVERTISING BILL TO:

Name: Angela Stevens

Address: 10 Tameron Place

Baltimore MD 21237

PHONE NUMBER: 391-1735

AJ:ggg

(Revised 04/09/93)

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

SEP. 28 1994

Angela M. Stevens  
10 Tameron Place  
Baltimore, Maryland 21237

RE: Item No. 98, Case No. 95-89A  
Petitioner: Stevens

Dear Petitioner:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on September 8, 1994 and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR:jaw

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: ZADM *Joyce Watson*  
FROM: DEPRM  
Development Coordination  
SUBJECT: Zoning Advisory Committee  
Agenda: *Sept 17*

DATE: *9/23/94*

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #'s: 90

95

96

97

98

99

99

99

88

SEP. 28 1994

LS:SP

LETTY2/DEPRM/TXTS8P

Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

Ms. Julie Winiarski  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: *98 (MJK)*

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*

David Ramsey, Acting Chief  
Engineering Access Permits  
Division

BS/

My telephone number is \_\_\_\_\_  
Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND  
Interoffice Correspondence

TO: Arnold Jablon, Director DATE: September 26, 1994  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief  
Developers Engineering Section

SUBJECT: Zoning Advisory Committee Meeting  
for September 26, 1994  
Items 90, 91, 93, 94, 95, 97, 98 and 99

The Developers Engineering Section has reviewed the zoning items for the subject meeting and we have no comments.

RWB:sw

SEP. 28 1994

Baltimore County Government  
Fire Department

700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
DATE: 09/26/94

RE: Property Owner SEE BUILD

LOCATION: SEE BELOW

Item No.: SEE BELOW Zoning Agency:

Comments:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

2. The Fire Marshal's Office has no comments at this time.  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 88, 90, 94, 95, 97, 98 AND 99.

REVIEWER: LT. ROBERT P. SOUVERAID  
Fire Marshal Office, PHONE 887-4881, 887-5100

cc: File

Printed with Soybean Ink  
on Recycled Paper

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: September 15, 1994

FROM: Pat Keller, Director  
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):  
Item Nos. 90, 93, 94, 95, 96, 97, 98 and 99.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey W. Long*

Division Chief: *Charles Keller*

PK/JL:lw

ZAC.90/PZONE/ZAC1

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

September 16, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Angela M. Stevens  
10 Tameron Place  
Baltimore, Maryland 21237

Re: CASE NUMBER: 95-89-A (Item 98)  
10 Tameron Place  
4/8 Tameron Place, 260' W of c/l Wilkenoak Court  
14th Election District - 6th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before September 18, 1994. The closing date (October 3, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon  
Director

OCT-05-1994 13:29 FROM: R.E. MICHEL - EXEC. TO: 8877468 P.01

Frank and Monica Schiefer  
2 Tameron Place  
Baltimore, Maryland 21237  
410-686-8543

Zoning Office  
Commissioner Schmidt

RE: Case Number 95-89A  
Variance Zoning for Goldenwood (Rosedale area)  
Address: 10 Tameron Place

Good Morning,

We are writing in response to a sign that is posted in our section of townhouses in the community of Goldenwood. Our house is located at the opposite end of group of the same set of townhouses where the additions have been built.

We are very concerned about these additions to the property located at 10 Tameron Place for several reasons.

1. The owners built the fence all the way out to where there are trees that divide our homes from the community next to ours. This leaves only our property (end of the townhouses) for access to the "inner" townhouses of the group for service/repair personnel, recreation, outside lawn care, etc. Also if there is an emergency, the access from that side is blocked.
2. According to the information that we have, the deck that they built goes beyond what is allowed.
3. We also question the fact that this might hinder the salability of our home.
4. At settlement we were given the "rules" of the community. Being the first to settle and occupy a townhouse in our community, we have held off doing any outside additions to our home (to get a consensus from the community). There is a Homeowners Association, which we pay due to each quarter, but the association has not been activated yet because not all the homes are occupied. It is our understanding that the Association will govern what can and cannot be done in our community.

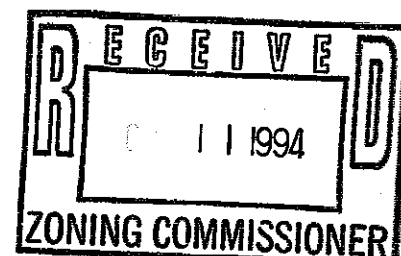
We were not told or notified of their deck or fence being built. It would have been nice if there at least was a meeting of those who are currently in our community prior to any building being done.

Thank You for your time, if you need further information, please do not hesitate to call us.

TOTAL P.01

Fax Cover Letter

Date: 10/11/94

TO: Balto County Zoning  
Attn: Commissioner Schmidt

From: Angel Stevens

Re: Case # 95-89A

Number of Pages: 2

Commissioner Schmidt,

I have enclosed one of the two letters from neighbors that I need. When meeting with Frank Monica Schiefer, I learned that their concern was with my fence and not my deck. I hope I am able to get the other letter needed soon, if not I will call to schedule a hearing date with your office. Thank you for taking the time to speak with me today. I greatly appreciate all of your help.

Sincerely,  
Angel Stevens

Frank and Monica Schiefer  
2 Tameron Place  
Baltimore, Maryland 21237  
410-686-8543  
October 10, 1994

Zoning Office  
Commissioner Schmidt

RE: Case Number 95-89A  
Variance Zoning for Goldenwood (Rosedale area)  
Address: 10 Tameron Place

Hello again!

This letter is in response to our letter faxed to you on October 7th. In reference to a sign that is posted in our section of townhouses in the community of Goldenwood.

Angel Stevens came and talked with us Friday (10/7) night. She assured us that they had only the best intentions in mind for the entire community. She told us that the fence that they have put up is five feet from their property line according to a surveyor's post that was there from a previous situation. We accepted her word. At this point in time we are comfortable that all rules were considered when they built their fence and deck.

Thank You for your time, again if you need further information, please do not hesitate to call us.

Fax Cover Letter

Date: 10/12/94

TO: Baltimore County Zoning  
Attn: Commissioner Schmidt

From: Angel Stevens

Re: Case # 95-89A

Number of Pages: 2

Dear Commissioner Schmidt,

Thank you for your letter regarding my application for my deck. I am sure that my case will be submitted for review. Thank you once again for your words of wisdom. Please feel free to call me with any questions.

Sincerely,  
Angel Stevens  
391-1735

A NOTE

FROM

FLEECE HENDERSON, R.N.

October 11, 1994

Baltimore County Zoning Commissioner

Address: 10 Tameron Place

The letter is in response to the information regarding the construction of a deck on the property of 10 Tameron Place.

Sincerely,  
Fleece Henderson

EXTENSION 8480

## VHA FAX TRANSMITTAL

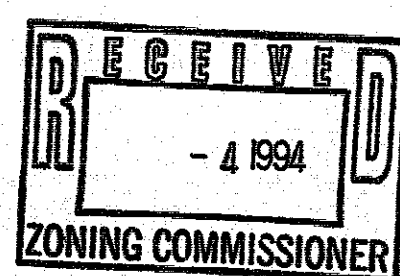
This transmission is intended only for the use of the person or office to whom it is addressed and may contain information that is privileged, confidential, or protected by law.

All others are hereby notified that receipt of this message does not waive any applicable privilege or exemption from disclosure and that any dissemination, distribution, or copying of this communication is prohibited.

If you have received this communication in error, please notify us immediately at the telephone number shown below. Thank you.



Department of Veterans Affairs  
Medical Center (566)  
Fort Howard, Maryland 21052



FAX # 887-3468

TO: LAURENCE SCHMIDT  
ZONING COMMISSIONER  
SUBJECT: VARIANCE ZONING-GOLDENWOOD

FROM: FLEECE HENDERSON  
ASSISTANT CHIEF NURSE  
TELEPHONE NUMBER: 8480/8489  
Home # 687-7562

VHA FORM 10-0114R

A NOTE

FROM

FLEECE HENDERSON, R.N.

October 4, 1994

Regarding Case# 95-89A  
Variance Zoning - Goldenwood

Dear Commissioner Schmidt,

This letter is being written in response to a petition for a variance zoning at Goldenwood Homes, specifically for homeowners at # 10 Tameron to have an extended deck and to disallow the five foot easement as per that Development's covenants.

Unfortunately a letter written in protest of this and mailed out September 28 had not reached your office as of this morning and whether or not it may effect the outcome of the petition I want you to be aware that not all the neighbors are in approval of this requested variance.

I reside at # 6 Tameron, an inside townhome. I will be affected by the change in that it will alter my lifestyle. Currently I must carry a weeks worth of garbage, or lawn matter up through one level of my house in order to access my front yard or front of house. The fence and encroachment beyond the easement puts the fence of # 10 Tameron

EXTENSION 8480/8489

2238

A NOTE

FROM

FLEECE HENDERSON, R.N.

directly onto a tree line. I have no direct access out of the back area without either travelling and trespassing on my back neighbor in order to get to the front of the units or, at least at present, go the neighbors on the opposite end of the units - or, as am presently done, go through my own home.

In a brief summary I am opposed to these variances because of the following reasons:

- ① Access/Exit are limited and I feel will present safety issues - i.e. with access from fire/ambulance. Also service personnel such as utility or repairmen or delivery men access is limited. This in itself has effect on future salability of the unit.
- ② The neighborhood is new, and there is no quorum of input since we do not have an active homeowners association and this change may not be agreed upon by all.
- ③ The oversized deck presents issues of noise and privacy.

I request that you please consider this letter as you review this case. I would also appreciate a copy of the order when it is written.

Sincerely yours,  
Fleece C. Henderson

EXTENSION 8480

2238

8/31/94

To whom it may concern,

As developer of Goldenwood & owner of 8 Tameron Place, I have no objections to Angela Stevens in applying for and being granted a Variance so that she may build a deck.

*Frank Skarfield Sr.*  
Frank Skarfield Sr.  
Developer Goldenwood Association

#98

8/31/94

To Whom It May Concern,

As owner of 12 Tameron Place,  
I have no objections to Angela Stevens  
being granted a variance so that  
she may build a deck.

*Mel Linton*  
Mel Linton

#98

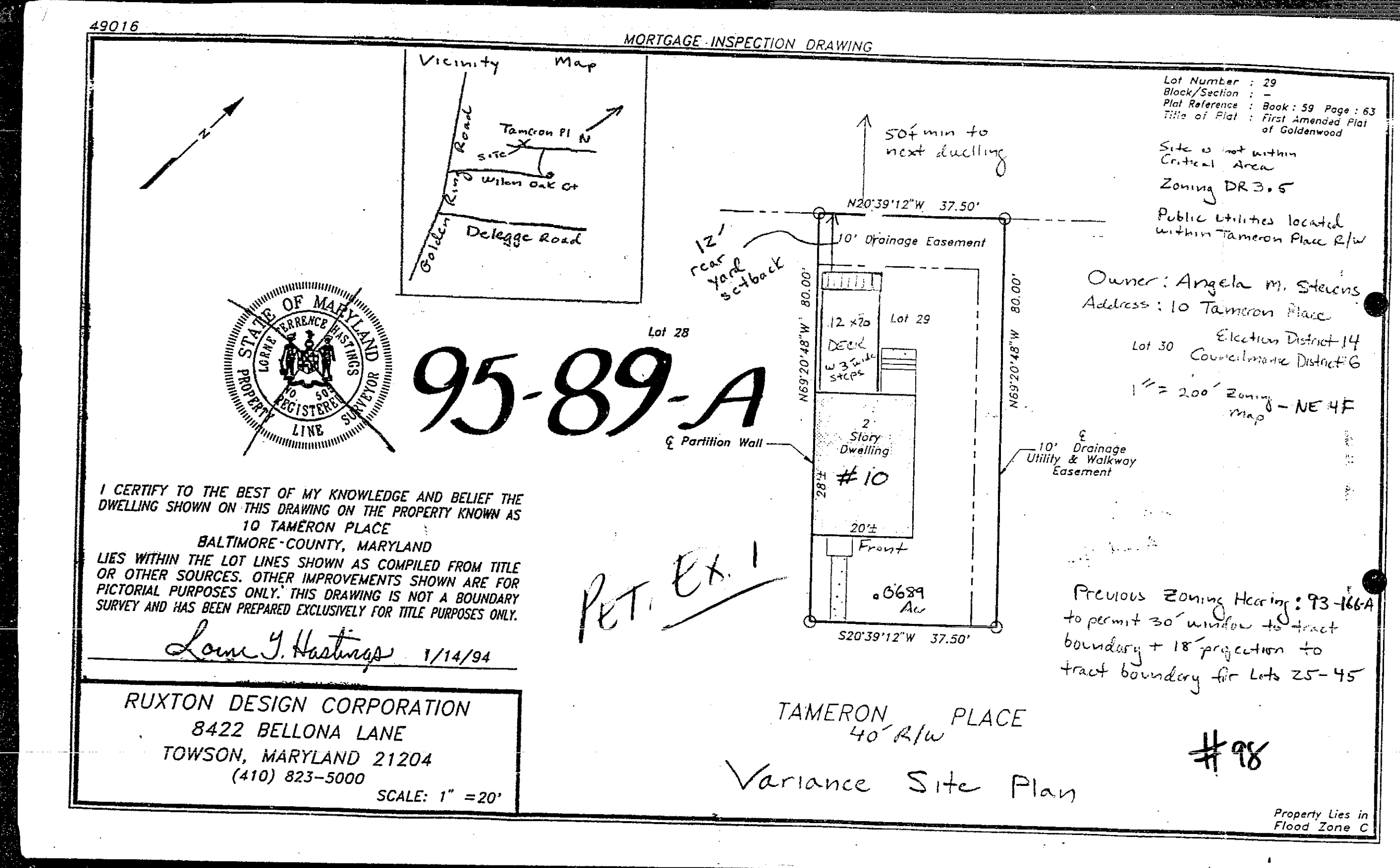
8/31/94

To Whom It May Concern,

I am currently under contract waiting  
to settle on 14 Tameron Place and have  
no objections to Angela Stevens being granted  
a variance in order to build a deck.

*Mary Catherine Borboi*  
Mary Catherine Borboi

#98

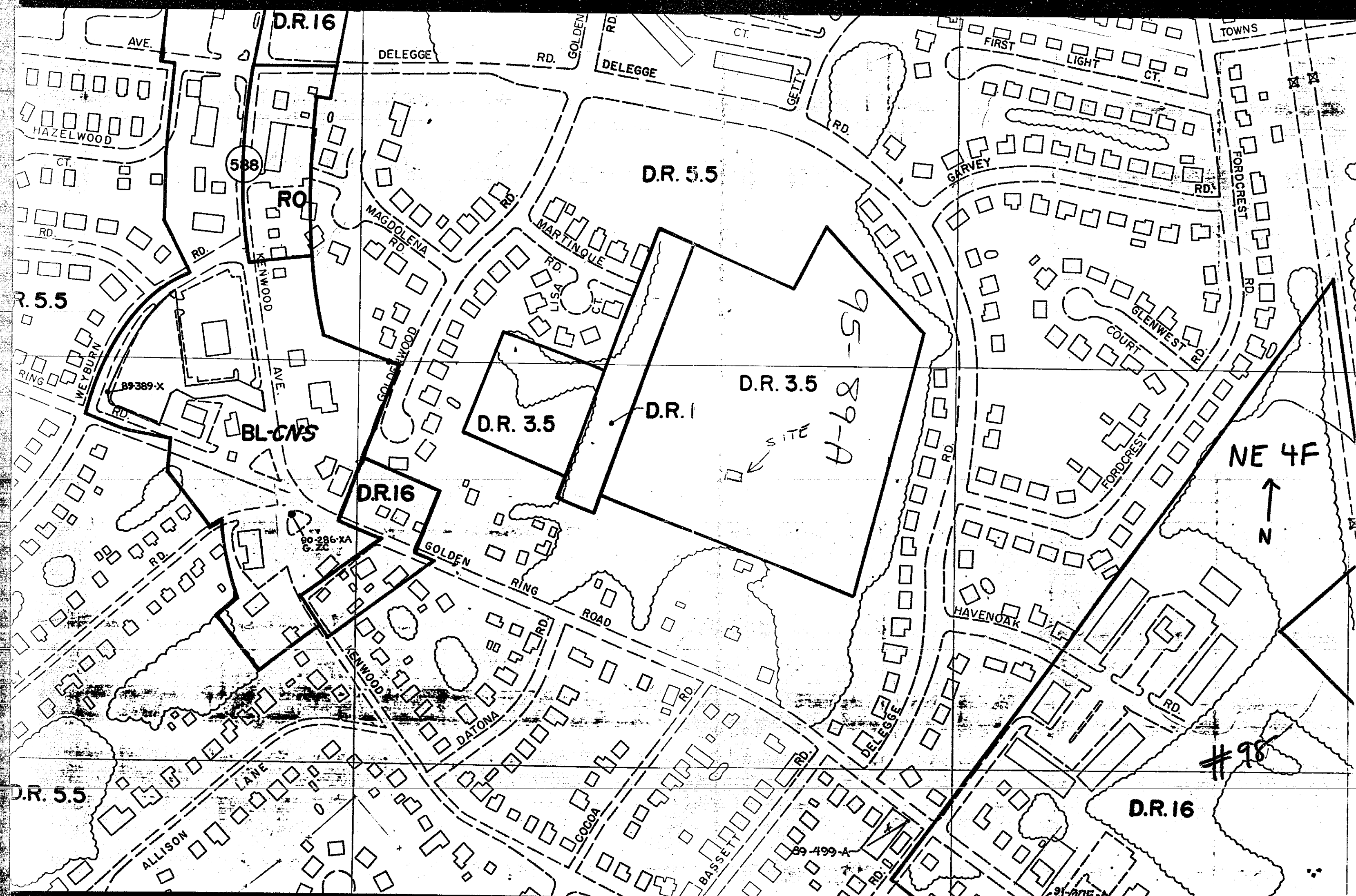


LONG & FOSTER REAL ESTATE, INC.  
808 South Broadway  
Baltimore, Maryland 21231

95-89A

*Patricia Kellman*

#98



#98

10/3/94

To Whom It May Concern,

Prior to notification by building inspectors Mr. Bob Jones, I was under the misconception that a building permit was not required for a deck in my backyard.

After this was brought to my attention, I attempted to apply for a permit in order to finish my deck that is now 90% complete. I was told by the office of permits & licenses that a variance would need to be issued before I could apply for a permit.

I have been in contact with all of my neighbors and all have stated that they have no objections to the length of my deck.

The deck is built to Balto County code but needs steps to be complete.

I ask that you please grant this variance so that I may have all work completed before the weather gets too cold outside.

Thank you,  
Angela Stevens

